



REPORT TO THE CITY COUNCIL

DATE ISSUED: October 15, 2007

ATTENTION: Council President and City Council

SUBJECT: Status Report on Affordable Housing Production (Citywide)
INFORMATIONAL REPORT

SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE CITY COUNCIL.

This report summarizes activity under the City's Affordable Housing Production Program for the period July 1, 2006 through June 30, 2007, and provides a description of the affordable housing programs available to meet San Diego's affordable housing needs.

The Affordable Housing Production Program involves the development or preservation of affordable housing through acquisition with rehabilitation or new construction. It also includes providing financing and/or technical assistance to nonprofit and for-profit developers as well as the application of land-use incentives or programs that result in the development of affordable rental or homeownership housing. Utilizing these various tools in FY07, 869 additional affordable units were completed and occupied (683 rental units, 112 transitional housing beds, and 74 for-sale units), 57 homebuyers received purchase assistance, 221 homes were rehabilitated, and 237 rental units became lead-free.

BACKGROUND

In July 2002, the City Council approved a Comprehensive Affordable Housing Strategy that was developed by the Comprehensive Affordable Housing Work Group comprised of the San Diego Redevelopment Agency (consisting of the City's Redevelopment Division, Centre City Development Corporation and Southeastern Economic Development Corporation) and the San Diego Housing Commission. The Housing Strategy established priorities for developing housing for moderate, low and very low-income San Diego residents and the creation of a joint Notice of Funding Availability process. One of the results of this working group was the preparation of a

Status Report on Housing Production Program

October 15, 2007

Page 2

Comprehensive List of Affordable Housing showing the number of affordable housing units produced in the City of San Diego with financial assistance from the City's Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation and the Housing Commission. In an effort to provide a more complete inventory of affordable housing units, the list also includes affordable units that were created as a result of the City of San Diego's Density Bonus and Inclusionary Housing Programs.

Over time, the City of San Diego, its Housing Commission and its redevelopment agencies have facilitated the development of 17,370 affordable homes. An additional 2,471 units are currently undergoing feasibility analysis. Furthermore, the City agencies have helped 4,250 families purchase their first home, and have assisted owners in the repair of more than 10,000 homes and apartment units.

Of the 17,370 affordable homes created, 636 affordable units were built pursuant to the Inclusionary Housing Ordinance; 2,040 affordable units have been built using density bonus regulations, including 978 affordable inclusionary units in the North City Future Urbanizing Area (NCFUA), and 1,839 affordable units have provided their full term of affordability and are now market-rate units.

DISCUSSION

During FY07, 795 additional affordable rental units were created (683 rental units and 112 transitional housing beds), and 74 affordable homes were purchased. In addition, 20 projects that will provide 773 affordable rental units and 123 affordable for-sale units were approved. The following provides a summary of affordable housing activity during the past year.

Rental Housing Development

- Seven apartment developments were completed and are now providing 603 affordable rental units
 1. Fairbanks Ridge located in Black Mountain Ranch, 204 units;
 2. Las Serenas located in Southeastern San Diego, 105 units;
 3. Lillian Place located in the Centre City area of downtown, 74 units;
 4. Markey Mixed-Use located in Pacific Beach, 2 units;
 5. Morena Vista located in Linda Vista, 18 units;
 6. Renaissance North Park Seniors located in North Park, 94 units;
 7. Sagewood Estates located in Rancho Encantada, 106 units.
- The Southern Hotel located in the Centre City Core district is providing 50 SRO replacement units affordable to very low-income individuals.
- Three special purpose housing developments were completed and are now providing 30 housing units and 112 beds.

Status Report on Housing Production Program

October 15, 2007

Page 3

1. Sunburst Apartments located in the East Village area, 23 units of permanent supportive housing;
 2. 35th Street Transitional Apartments located in City Heights, 7 units of transitional housing for young adults at risk of homelessness; and
 3. Veteran's Village located in the North Bay, 112 units of transitional housing for homeless veterans.
- Eight affordable housing developments received final approval authority and will provide 823 affordable rental units when completed:
 1. 16th and Market, new construction of 136 affordable units in East Village.
 2. Alabama Manor, acquisition/rehabilitation of a 66-unit senior citizen housing development in North Park.
 3. Arbor Crest, new construction of 71 affordable units in North Park.
 4. Del Sol, acquisition/rehabilitation/preservation of 91 units in Otay Mesa.
 5. El Pedregal Apartments, new construction of 45 affordable rental units in the San Ysidro area. This development is utilizing a 35% density bonus.
 6. Los Vientos, new construction of 89 affordable units in Barrio Logan.
 7. Riverwalk Apartments, new construction of 50 affordable units in Otay Mesa/Nestor.
 8. Studio 15, new construction of 275 affordable units in the downtown area.

Homeownership

- The La Boheme project has 45 affordable for-sale units; 23 of the units are affordable at 100% AMI. Sales prices are \$161,422 to \$184,006 (depending on size, location and HOA fees). The remaining 22 units are affordable at 120% AMI with sale prices between \$191,693 and \$221,537 (depending on size, location and HOA fees). To date, 20 of the 100% AMI units and 4 of the 120% AMI units have closed escrow. This development is located in the North Park Redevelopment Area.
- The final two affordable units at Legacy Walk closed escrow. Sales prices are \$243,310 for a 3-bedroom unit (affordable to households earning at/below 100% AMI). This development is located in the Southcrest Redevelopment Project Area.
- Sales have started at Renaissance North Park, Smart Corner, and Boston Village.
- Fifty-four homebuyers were assisted through the issuance of 43 Mortgage Credit Certificates, 29 downpayment grants, 11 shared appreciation loans, and 16 affordability-restricted 3% deferred loans.
- Thirty-two condominium conversion units with sales prices less than 150% AMI were sold (Sales prices: Studio - \$241,186; 1-bedroom - \$281,663; 2-bedroom - \$322,454; 3-bedroom - \$363,245).

Status Report on Housing Production Program

October 15, 2007

Page 4

- Thirteen projects received final approval authority and will provide 123 affordable for-sale units when completed:
 1. Aztec Budget Inn Redevelopment, new construction of 65 units with 7 affordable Inclusionary Housing units (at/below 100% AMI) in the College area.
 2. Centerpointe at Grantville, new construction of 588 units with 59 affordable Inclusionary Housing units (at/below 100% AMI) in the Navajo community.
 3. Creekside Villas, new construction of 89 units with 9 affordable Inclusionary Housing units (at/below 100% AMI) in the Carmel Valley area.
 4. Cypress Greens, new construction of 75 units in the Carmel Mountain Ranch area will provide 2 units with sales prices restricted at/below 120% AMI.
 5. A condominium conversion at 4245 McClintock Street in Mid-City will provide 2 units with sales prices restricted at/below 150% AMI.
 6. The following 8 condominium conversions will provide 44 units affordable at/below 100% AMI upon conversion.
 - 4045 33rd Street, 1 unit
 - 2353 Albatross, 3 units
 - 3101-3187 Cowley Way, 16 units
 - 7240 El Cajon Boulevard, 3 units
 - 8501 Glenhaven, 5 units
 - 9669 Gold Coast, 9 units
 - 4776 Lamont Street, 2 units
 - 4555 Vandever, 5 units

Due to changes in the condominium market, several developers are providing their condominium developments as rental developments, until such time as the condominium market improves. In addition, many of the projects approved for condominium conversion have also opted to operate as rental properties until the condominium marketplace improves.

Housing Rehabilitation Programs

- Nearly \$4.5 million was expended to assist 221 homeowners rehabilitate their homes to address health and safety issues, eliminate lead-based paint hazards, and enhance neighborhoods.
- An additional amount of approximately \$2 million was provided to eliminate lead paint hazards and make accessibility improvements to 237 rental units.

Attachment 1 is a summary of Affordable Housing produced by the Redevelopment Agencies and the Housing Commission.

Attachment 2 is a list of project completions during FY2007. Attachment 3 is a list of project completions since 1979. Project completions are projects that have completed construction or

Status Report on Housing Production Program

October 15, 2007

Page 5

rehabilitation and have achieved occupancy by the targeted group.

Attachment 4 provides a list of pipeline and potential projects. Pipeline projects have received development approval and/or project financing commitments and are under construction or rehabilitation. Potential projects are in the feasibility stage of development and have not yet received the necessary development approval or financing commitments. Condominium conversions are also classified as potential projects as many of these projects will not convert for several years.

Attachment 5 provides detailed information regarding the affordable housing programs used by City Agencies to provide affordable housing.

Attachment 6 is a chart showing the current area median income and rents at varying levels of affordability.

In general, rental units are restricted to be affordable for a period of 55 years; homeownership units are restricted to be affordable for at least 30-45 years, depending on the affordable housing program involved, while some programs allow market resale with recapture provisions.

The affordable housing production program continues to make steady progress toward addressing San Diego's affordable housing needs. Construction activity currently underway is expected to complete 500 additional units of affordable rental and for-sale units during FY2008. In addition, several new developments have been approved during the current fiscal year that will start construction during the next fiscal year.

Looking forward, approximately \$175 million is available in FY2008 to finance affordable housing in the City (\$104 mil. from CCDC, \$39.4 mil. from the City Redevelopment Division, and \$31.7 mil. from the Housing Commission). The City's Redevelopment Division received approval to obtain a \$35 million line of credit to continue financing affordable housing development through the Redevelopment Agency's Affordable Housing NOFA program. This is in addition to CCDC's recent approval to issue \$50 million in tax allocation bonds for affordable housing.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

There has been no previous City Council action regarding this item.

Status Report on Housing Production Program

October 15, 2007

Page 6

Respectfully submitted, on behalf of the City's Redevelopment Division, Centre City Development Corporation, Southeastern Economic Development Corporation, and the San Diego Housing Commission,



Elizabeth C. Morris

President & Chief Executive Officer
San Diego Housing Commission

INFORMATION: A. Kern, 619.578.7582

H:\fshare\reports\informational\Housing Production FY2007.rev

- Attachments:
1. Summary of Affordable Housing in the City of San Diego
 2. Project Completions, FY2007
 3. Project Completions, 1979 - 2007
 4. List of Pipeline and Potential Projects
 5. City of San Diego Affordable Housing Programs
 6. 2007 Area Median Income and Rent Chart

ATTACHMENT 1

**SUMMARY OF AFFORDABLE HOUSING IN THE
CITY OF SAN DIEGO**

COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
SUMMARY

COMPLETED PROJECTS

			INCOME LEVEL						PUBLIC FINANCING			
			Very Low 0-50% AMI	Low 51- 80% AMI	Moderate AMI	>120%	SDHC	CCDC	Redevelopment Division	SEDC	City Bond	TOTAL PUBLIC FINANCING
Project Name	Total Units	Restricted Units										
For Sale Housing	5,616	4,787	298	1,771	2,316	403	\$34,344,335	\$225,000	\$5,654,131	\$8,843,936	\$86,825,025	\$135,892,427
Housing For Individuals	2,367	1,547	868	317	362	0	\$8,231,500	\$12,763,800	\$0	\$0	\$11,000,000	\$31,995,300
Senior Housing	2,520	1,883	1,467	416	9	0	\$13,106,370	\$11,975,043	\$4,064,000	\$0	\$5,955,000	\$35,000,413
Large Families	5,380	4,631	1,649	2,916	67	0	\$46,219,348	\$13,242,788	\$7,912,000	\$310,000	\$217,408,100	\$285,092,236
Small Families	8,750	2,490	628	1,653	226	0	\$20,026,541	\$20,903,000	\$5,500,000	\$0	\$200,136,440	\$246,565,981
Special Purpose Housing	742	729	732	11	0	0	\$11,874,770	\$12,007,046	\$1,691,887	\$0	\$0	\$25,573,703
Publicly-Owned Housing	1,614	1,614	0	1,614	0	0	\$82,451,345	\$0	\$0	\$0	\$0	\$82,451,345
Owner Occupied Rehabilitation	5,037	5,037	3,451	1,218	366	2	\$32,601,642	\$0	\$2,807,910	\$988,172	\$0	\$36,397,724
TOTAL COMPLETIONS	32,026	22,718	9,093	9,916	3,346	405	\$248,855,851	\$71,016,677	\$27,629,928	\$10,142,108	\$521,324,565	\$878,969,129

Pipeline Projects

			INCOME LEVEL						PUBLIC FINANCING			
			Very Low 0-50% AMI	Low 51- 80% AMI	Moderate AMI	>120%	SDHC	CCDC	Redevelopment Division	SEDC	City Bond	TOTAL PUBLIC FINANCING
Project Name	Total Units	Restricted Units										
For Sale Housing	2,148	329	4	15	268	42	\$0	\$7,595,000	\$10,395,405	\$0	\$0	\$17,990,405
Housing For Individuals	299	297	197	100	0	0	\$0	\$16,300,000	\$2,400,000	\$0	\$20,500,000	\$39,200,000
Senior Housing	398	394	312	82	0	0	\$7,997,000	\$7,105,000	\$300,000	\$0	\$11,858,006	\$27,260,006
Large Families	1,732	983	479	399	105	0	\$13,817,557	\$43,110,355	\$5,586,000	\$0	\$52,421,531	\$114,935,443
Small Families	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0
Special Purpose Housing	150	149	133	16	0	0	\$7,490,526	\$0	\$4,200,000	\$0	\$0	\$11,690,526
Owner Occupied Rehabilitation	95	95	7	40	48	0	\$0	\$0	\$2,300,350	\$0	\$0	\$2,300,350
TOTAL IN PIPELINE	4,822	2,247	1,132	652	421	42	\$29,305,083	\$74,110,355	\$25,181,755	\$0	\$84,779,537	\$213,376,730

Potential Projects

			INCOME LEVEL						PUBLIC FINANCING			
			Very Low 0-50% AMI	Low 51- 80% AMI	Moderate AMI	>120%	SDHC	CCDC	Redevelopment Division	SEDC	City Bond	TOTAL PUBLIC FINANCING
Project Name	Total Units	Restricted Units										
For Sale Housing	7,935	842	4	0	790	30	\$0	\$35,300,000	\$0	\$552,000	\$0	\$35,852,000
Housing For Individuals	602	205	72	86	47	0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Housing	154	87	17	0	0	0	\$0	\$0	\$0	\$0	\$0	\$35,000,000
Large Families	1,575	1,029	380	512	10	0	\$9,210,000	\$39,627,500	\$3,606,000	\$0	\$37,500,000	\$83,943,500
Small Families	92	92	63	29	0	0	\$0	\$0	\$8,298,000	\$0	\$0	\$8,298,000
Special Purpose Housing	217	216	192	0	0	0	\$0	\$900,000	\$0	\$0	\$0	\$900,000
TOTAL POTENTIAL	10,575	2,471	728	627	847	30	\$9,210,000	\$75,827,500	\$11,904,000	\$552,000	\$72,500,000	\$169,953,500

COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007

SUMMARY

Definitions:

Bond Financing: Bonds are private activity bonds for specific housing projects.

Large Family: 3 & 4 Bedroom units.

Live / Work: Live/work quarters must have at least 750 sq ft with 33% or more dedicated to residential use by individual or family. "Worker" must be artist, artisan, or similarly situated individual. (Municipal Code / Ch 14, page 13)

Living Unit: Each unit within a living unit project must have at least 150 sf of net floor area. The average size of all living units may not exceed 275 sf. When a living unit exceeds 400 sf in area, existing underlying zone density and parking standards for a 1 bedroom apartment unit apply. (Municipal code Ch. 10, pg. 8, Article 3).

Lofts: Graduated income to sf ratio.

Pipeline Projects: Projects that have received all necessary approvals and are in various stages of production.

Potential Projects: Projects that are under review for potential funding.

Residential Unit: Must have 220 sq ft or more, kitchen and bath. Includes SROs also. (State Model Building Code*)

Small Family: 1 & 2 Bedroom units.

Special Purpose Housing: Special Purpose populations are those at immediate risk of becoming homeless or those in need of special services. Special resident populations include those with physical and/or mental disabilities, chronic health problems (including HIV/AIDS), and difficulties caused by substance abuse/recovery.

SRO: A guest room in a hotel where 20% of the rooms serve single room occupants within a space between 70 and 220 sq ft with private or shared sanitary facilities and no kitchen. (Municipal Code / Ch 11, pg 20).

Studio: Must have a minimum of 220 sq ft without bedroom. (State Model Building Code*)

Transitional Housing: Residential accommodations for limited time with supportive services and counseling to prepare clients for independent living. Must have 70 sq ft of sleeping space per resident; 5 sq ft living space per bed; 8 sq ft of storage/closet area; and full bath facilities per 7 beds. (Municipal Code/ Ch. 14, pg 15).

* State Model Building Code sets minimum space requirements and adopted by the City of San Diego.

ATTACHMENT 2

PROJECT COMPLETIONS, FY2007

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC PROJECT COMPLETIONS FY2007**

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary Density Bonus Pgm	Month/ Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds	
5540 Linda Paseo	Condo Conversion	Small Families	College	7	21	2			2					INCL	Dec-06
Altadena Avenue Condos	Condo Conversion	Small Families	Kensington-Talmadge	3	16	7			7					INCL	May-07
College Villa	Condo Conversion	Small Families	College	7	16	9			9					INCL	Jun-07
La Boheme	New Construction	Small Families	North Park	3	224	45			45					INCL	Jan-07
Legacy Walk	New Construction	Large Families	Southcrest	4	110	11			11					INCL	Jun-06
Subtotals				387	74	0	0	56	18	\$600,000	\$0	\$3,000,000	\$0	\$0	

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary Density Bonus Pgm	Month/Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds	
Southern Hotel	Rehabilitation & SRO Replacement	Individuals	Centre City	2	89	50	50	0	0	\$1,625,000	\$0	\$1,625,000	\$0	\$0	Apr-07
Subtotals				89	50	0	0	0	0	\$1,625,000	\$0	\$1,625,000	\$0	\$0	

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary Density Bonus Pgm	Month/ Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds	
Renaissance North Park Seniors	New Construction	Elderly/ Seniors	North Park	3	96	94	94	0	0	\$1,990,606	\$0	\$2,364,000	\$0	\$0	Dec-06
Subtotals				96	94	0	0	0	0	\$1,990,606	\$0	\$2,364,000	\$0	\$0	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC PROJECT COMPLETIONS FY2007**

HOUSING FOR LARGE FAMILIES

INCOME LEVEL										PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm		Month/Year Completed	
Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds			
Fairbanks Ridge	New Construction	Large Families	Black Mountain Ranch	1	204	204	69	135						\$30,000,000	NCFUA	Sep-06	
Las Serenas	Acq/Freest/Pres	Large Families	Southeast San Diego	4	106	105	10	95		\$6,100,000				\$20,000,000	DB	Jan-07	
Lillian Place *	New Construction	Large Families	Centre City	2	74	74	45	14	15	\$731,000	\$7,289,000				INCL	Dec-06	
Marky Mixed-Use	New Construction	Large Families	Pacific Beach	2	15	2	2								INCL & DB	Apr-07	
Sagewood Estates (ka Sycamore Estates)	New Construction	Large Families	Rancho Encantada	7	106	106	106	106							INCL	Feb-07	
Subtotals					505	491	126	350	15	0	\$6,831,000	\$7,289,000	\$0	\$0	\$50,000,000		

HOUSING FOR SMALL FAMILIES

INCOME LEVEL										PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm		Month/Year Completed
Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds		
Morena Vista	New Construction	Small Families	Linda Vista	6	184	18	0	0	18	\$0	\$0	\$5,500,000	0	0	INCL	Oct-06
Subtotals					184	18	0	0	18	0	0	0	0	0	0	

SPECIAL PURPOSE HOUSING

INCOME LEVEL										PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm		Month/Year Completed	
Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds			
SDYCS 35th Street	Acquisition/ Rehabilitation	Homeless Youth	Normal Heights	3	8	7	7			\$413,000		\$1,116,887				Jan-07	
Sunburst Apartments Veterans Village Phase #1 (112 beds)	Acquisition/ Rehabilitation	Homeless Youth	Centre City	2	24	23	23			\$934,000	\$2,775,000					Nov-06	
Subtotals	New Construction	Homeless	North Bay	2	112	112	112			\$757,000	\$2,104,000	\$575,000	\$2,775,000	\$1,691,887	\$0	INCL	Jul-06

INCOME LEVEL										PUBLIC FINANCING				NCFUA / Inclusionary / Density Bonus Pgm		Month/Year Completed
GRAND TOTALS				Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds			
COMPLETIONS				1,405	869	412	350	89	18	\$11,425,506	\$11,683,900	\$12,555,887	\$0	\$50,000,000		

ATTACHMENT 3

PROJECT COMPLETIONS, 1979 - 2007

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCI/FUA / Inclusionary Density	Month/ Year Completed			
							Very Low AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds			
38th Street Homes	New Construction	Large Families	Southcrest Redevelopment		4	4			4				\$43,000		Mar-01		
5540 Linda Paseo	Condo Conversion	Small Families	Pacific Highlands College	7	21	2			2						INCL	Dec-06	
Afoso (ka Pardee Unit 16)	New Construction	Large Families	Pacific Highlands Ranch	1	230	60									NCFUA	Dec-05	
Aladena Avenue Condos	Condo Conversion	Small Families	Kensington-Talmadge	3	16	7			7						INCL	May-07	
Bella Rosa at Verazano	New Construction	Large Families	Black Mountain Ranch	1	42	42									NCFUA	Oct-03	
Boston Village	New Construction	Large Families	Southcrest Redevelopment	8	12	12			12				\$92,000		Nov-99		
Casa de Suenos	New Construction	Large Families	Central Imperial		8	8	1	1	7		\$10,000			\$150,000		Apr-97	
Casitas del las Floriticas	New Construction	Large Families	San Ysidro	8	8	8							\$800,000		Aug-04		
Chistamar at Santa Monica City Heights FTHB Program	New Construction	Large Families	Black Mountain Ranch	1	26	26			26						NCFUA	Sep-03	
College Villa Purchase Program	Condo Conversion	Small Families	City Heights Families	3	53	1	48	48	4				\$1,484,131		2002-2006		
Downtown FTHB Program, Encanto Urban Village	New Construction	Small Families	Centre City	2	3	3			3				\$225,000		2002-2006		
Evergreen Village	New Construction	Large Families	Enriquillo	4	26	5			5						DB	Jun-06	
Habitat for Humanity Homes	New Construction	Large Families	Central Imperial	56	12				12				\$1,627,502		May-00		
Jarrett Heights	New Construction	Large & Small Families	Chrylde	12	12	2	10			\$189,800						2002	
Kings Row	New Construction	Large Families	SEDC Area of Influence	23	5				5		\$20,000						Feb-98
La Boheme Legacy Walk	New Construction	Large Families	Central Imperial	53	53				53				\$126,810			1996	
Linda Vista FTHB	New Construction	Small Families	North Park	3	224	45			45		\$500,000		\$3,000,000		INCL	Jan-07	
Mercedes Hills	New Construction	Large Families	Southcrest	4	110	11			11							Jun-06	
Morrison Street Southcrest Park Estates II	New Construction	Large Families	Linda Vista	6	9	9			9				\$210,000		Dec-01		
Plaza Arizona Rehabilitation & New Construction	Small Families	Otay Mesa	126	26						\$1,259,480						Feb-89	
SDHC FTHB Programs MCCs, Shared Equity, Downpayment Grants (average income 65% AMI) 1990-2007	Purchase Assistance	Large & Small Families	Citywide	3335	3835	295	1429	1427	385	\$28,646,674		\$160,000	\$1,215,555		Mar-07		
Skyline Terrace	New Construction	Large Families	Citywide	650	650				650					\$66,825,025		Dec-04	
				4	30	4			4				\$140,000		Aug-04		

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007**
COMPLETED PROJECTS

Southcrest Park Estates I	New Construction	Large Families	Southcrest Redevelopment	33	5	5		\$2,356,070		Dec-97
Sunshine Gardens/ MJ Associates	New Construction	Large Families	Central Imperial Black Mountain Ranch	41	3	3	\$30,000	\$25,000		
Sycamore Walk	New Construction	Large Families	Ranch	1	120	70	70			NCFUA Jun-04
Village at Euclid	New Construction	Large Families	Central Imperial	23	2	2		\$410,000		Sep-00
Subtotals				5,616	4,787	298	1,771	403	\$34,344,355	\$225,000
								\$5,654,131	\$843,336	\$86,825,025

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low AMI	Low 51-80% AMI	Moderate AMI >120%	INCOME LEVEL			NCFUA / Incentivary / Density Bonus Pgm	Month/Year Completed	
										SDHC	CCDC	City Redevel. Division	SEDC	Bonds	
Church Lofts	Adaptive Re-use	Individuals	Centre City	2	36	18				\$1,390,000					Dec-96
Cole Building	Rehabilitation	Individuals	Centre City	2	44	44	11	33		\$350,000					Dec-91
Hotel Metro/Hotel 434	New Construction	Individuals	Centre City	2	195	193				\$90,000					Sep-90
Island Inn	New Construction	Individuals	Centre City	2	200	197	40	39	18						May-92
Island Village Apartments	New Construction	Single Adults	Centre City Comm Planning Area	2	280	280	84	196		\$2,300,000					
J Street Inn	New Construction	Individuals	Centre City	2	221	221	22	22	177						
Lincoln Hotel	Rehabilitation	Individuals	Centre City	2	41	41	41	41							
Lind B. & C.	New Construction	Individuals	Centre City	2	28	28	2	2							
Mason Hotel	SRO Rehabilitation	Individuals	Centre City	2	27	27									
New Palace Hotel	SRO New Construction	Individuals	Centre City	2	80	80									
Peachtree Inn	Adaptive Re-use	Individuals	Centre City	2	298	60	60								
Rachel's Center	SRO New Construction	Special Purpose	Centre City	2	9	9	9								
Sara Frances Homeless	Construction	Individuals	Centre City	2	160	48	48								
Scripttis Lofts	Rehabilitation	Individuals	Centre City	2	26	10	10	10							
Southern Hotel	SRO Replacement & SRO New Construction	Individuals	Centre City	2	89	50	50								Apr-07
Trolley Court	Adaptive Re-use	Individuals	Centre City	2	185	39	39								Feb-89
Trolley Lofts	Rehabilitation	Individuals	Centre City	2	36	27			27						Jan-98
Village Place	Demolition & New Construction	Single Adults	Centre City	2	47	46	46								Jan-97
Villa Harvey Mandel YMCA	New Construction	Individuals	Area E of CCDC Plan	2	90	89	89								Jun-03
Yale Lofts	New Construction	Individuals	Centre City	2	260	52	25	27							Dec-04
Subtotals				2,367	1,547	868	317	362	0	\$8,231,500	\$12,763,800	\$0	\$0	\$11,000,000	Dec-96

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

SENIOR HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCfUA / Inclusionary Density Bonus Pgm	Month/Year Completed	
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds	
Barrio Senior Villas	New Construction	Elderly Seniors	Banjo Logan (PDC)	8	11	11	9	2		\$435,099				Nov-96	
Bedien Village North	New Construction	Elderly Seniors	Clairemont	5	120	24		24		\$517,000				1985	
CCBA Senior Garden	New Construction	Elderly Seniors	Centre City	2	45	45					\$1,554,000			Oct-99	
Casa Colina	Acquisition/ Rehabilitation/ Preservation	Elderly Seniors	City Heights	7	75	74	8	66		\$1,600,000				\$3,365,000 Nov-04	
Casa de Balboa	New Construction	Elderly Seniors	Clairemont	6	88	26		26						Dec-79	
Columbia Tower Apartments	New Construction	Elderly Seniors	Centre City	2	150	148	146	2		\$1,262,000				Feb-84	
Harmony Homes Apartments	New Construction	Elderly Seniors	City Heights	3	12	12	12			\$245,976				Jul-00	
Henton House	New Construction	Elderly Seniors	Centre City	2	153	150	145	5		\$1,459,000				Dec-79	
Jean C. McKinney Manor	New Construction	Elderly Seniors	Central Imperial	4	50	49		49		\$927,158				INCL Dec-04	
Lazzell Residence	New Construction	Elderly Seniors	Central Imperial Area	4	60	59	59			\$362,576				Aug-93	
Lions Manor	New Construction	Elderly Seniors	Centre City	2	131	129	128	1		\$1,273,000					
Olivewood Gardens	New Construction	Elderly Seniors	Oak Park	4	60	60	60			\$402,500				Dec-81	
Orchard I	New Construction	Elderly Seniors	Midway	2	275	55	55							Dec-77	
Orchard II	New Construction	Elderly Seniors	Midway	2	288	57	57							Aug-81	
Park Place	Demolition & Rehabilitation	Elderly Seniors	City Heights	3	33	32	32			\$91,042				Nov-77	
Potiker Residence	Acquisition/ Rehabilitation	Elderly Seniors	East Village/Centre City	2	200	198	198			\$1,590,000	\$2,200,000			Sep-03	
Redwood Villas Renaissance North	Demolition & Rehabilitation	Elderly Seniors	Oak Park	4	90	81	17	64	9	\$627,396				Jul-94	
Park Seniors	New Construction	Elderly Seniors	North Park	3	96	94	94			\$1,990,606	\$2,364,000			INCL Dec-06	
San Diego Apartments	Acquisition	Elderly Seniors	City Heights	3	16	16				\$220,000				Jun-92	
Silvercrest Residence Talmadge Senior Village (KA Kent-Tail)*	Demolition & New Construction	Elderly Seniors	Centre City Redevelopment Area	2	125	124	124			\$535,800	\$537,043			May-97	
Villa Alta (HUD 202)	New Construction	Elderly Seniors	Talmadge	3	91	90	90			\$1,885,000	\$3,590,000	\$1,700,000			
Villa Merced (HUD 202) (KA Colonia Barrios)	City Land Lease, New Construction	Elderly Seniors	San Ysidro	8	100	100				\$800,000				Jan-99	
Vista Serena Apartments	Demolition & New Construction	Elderly Seniors	Southwest San Diego	8	21	21				\$235,000				Mar-82	
Wesley Terrace, 5343 Monroe Avenue	Rehabilitation	Elderly Seniors	Uptown	3	160	159	154	5		\$190,000				May-93	
Subtotals					2,520	1,883	1,467	416	9	0	\$13,106,370	\$4,064,000	\$4,875,043	\$0	\$5,955,000

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds	PUBLIC FINANCING		NCFUA / Inclusionary / Density Bonus Pgm	Month/Year Completed
															INCOME LEVEL			
Bandar Saitam	Acquisition/ Rehabilitation	Large Families	City Heights	7	68	67	67	67	Moderate >120%						\$7,400,000	INCL	Aug-01	
Beyer Courtyard	New Construction	Large Families	San Ysidro	8	60	59	14	45		\$4,210,000								May-06
Bridgport Properties	Acquisition/ Rehabilitation	Large Families	City Heights	3.5.7.	421	421	43	378							\$22,500,000		Oct-98	
Canyon Rim Apartments	Acquisition/ Rehabilitation	Large Families	Panasquitos	1	504	353	244	109		\$1,565,000					\$32,440,000		Dec-01	
Creekside Trails	New Construction	Large Families	Nestor	8	50	49	35	14		\$2,800,000							Mar-06	
Creekside Village Apartments	New Construction	Large Families	Chollas View Ranch	4	144	43	43								\$6,000,000		Jun-99	
Fairbanks Ridge	New Construction	Large Families	Black Mountain Ranch	1	10	10		10									NCFUA	May-04
Golden Villas Apartment Homes	New Construction	Large Families	Black Mountain Ranch	1	204	204	69	135							\$30,000,000		Sept-06	
Hacienda Townhomes	New Construction	Large Families	Golden Hill	3	32	7		7							\$1,150,600		Dec-97	
Harbor View Apartments	Rehabilitation	Large Families	Chollas View	4	60	59	6	53		\$900,000								Oct-02
Hollywood Palms	New Construction	Large Families	City Heights	3	94	94	21	73		\$2,200,000								Oct-02
John Adams Manor Apartments	Acquisition/ Rehabilitation	Large Families	Oak Park	4	300	300		300										Sep-98
Knox Glen	New Construction	Large Families	Lincoln Park Southeast San Diego	4	54	33	21			\$1,400,000					\$150,000		Dec-96	
Las Serenitas	Adc/Rehab/Pres	Large Families	Diego Centre City	4	106	105	10	95		\$6,100,000					\$20,000,000		Jan-97	
Lillian Place *	New Construction	Large Families	Lincoln Park	2	74	74	45	14	15	\$731,000	\$7,289,000						INCL	Dec-06
Lincoln Park Co-op	Rehabilitation	Large Families	Pacific Beach Barrio Logan	4	15	15	13	2		\$647,056					\$160,000		Jul-95	
Markay Mixed-Use	New Construction	Large Families	Redevelopment Area	2	15	2	2										INCL & DB	Apr-07
Mercado Apartments	New Construction	Large Families	Olney Mesa/Nestor	8	42	41	7	34		\$1,500,000								
Mesa Family Villas	Demolition & New Construction	Large Families	City Heights	3	120	118				\$1,000,000	\$2,000,000							Jun-94
Metro Villas	New Construction	Large Families	Mission Valley	7	77	76	38	38		\$1,425,000	\$700,000	\$212,000						
Mission Terrace Apartments	New Construction	Large Families	Mountain View	4	4	4												
Mountain View Apartments	Acquisition/ Rehabilitation	Large Families	Mt. Hope	4	145	97	24	73		\$2,065,897								Dec-93
Metro Park Properties	Acquisition/ Rehabilitation	Large Families	Southcrest	4.7	166	166	18	148							\$4,377,500		DB	Apr-98
Parkside Apartments	Acquisition/ Rehabilitation	Large Families	Mountain View Black Mountain Ranch	4	40	39	21	18		\$1,418,838					\$1,830,000		Feb-03	
Rancho del Norte	New Construction	Large Families	Ranch	1	119	119	37	82		\$500,000					\$10,928,000		Mar-05	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

HOUSING FOR SMALL FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary Density Bonus Pgm	Month/year Completed	
							Very Low AMI	Low 51-80% AMI	Moderate AMI	SDHC	CCDC	City Redevel. Division	SEDC		
900 "F" Apartments	New Construction	Small Families	Centre City	2	115	86		86		\$3,227,000				May-02	
Bella Vista	Acquisition/ Rehabilitation	Small Families	Lincoln Park	4	170	170	20	150		\$1,000,000				Dec-02	
Canyon Vista Court	Rehabilitation	Small Families	City Heights	3	8	8				\$135,627				Jan-98	
CityMark Egyptian Cornerstone Apartments	New Construction	Small Families	Uptown	3	80	7	7						DB	Jun-05	
Coronado Terrace	Acquisition/ Rehabilitation	Small Families	City Heights	3	7	7	7			\$287,500				Dec-97	
Delta Place	Acquisition/ Rehabilitation	Small Families	Nestor	8	312	310	90	220		\$1,400,000				Oct-02	
Derby Terrace	New Construction	Small Families	Mountainview/ Southcrest	4	43	42	42			\$1,485,943				Nov-02	
1818-20 Edgemont Street	Rehabilitation	Small Families	Pacific Highlands Ranch	1	24	24	24						NCFUA	Aug-01	
Entrada	New Construction	Small Families	Golden Hill	3	2	2	2			\$47,200				Jan-99	
Euclid Court	Acquisition/ Rehabilitation	Small Families	Centre City	2	172	40	22	18		\$3,500,000				INCL	Jun-04
Felton Street Duplex	Acquisition/ Rehabilitation	Small Families	City Heights	7	11	11				\$273,939				Aug-94	
Golden Villas Duplex	Acquisition/ Rehabilitation	Small Families	Greater Golden Hill	3	2	2	2			\$187,410				Aug-99	
Grant Heights Park Apartments	Acquisition/ Rehabilitation	Small Families	Golden Hills	3	2	2	2			\$142,849				Oct-98	
Hawthorn I	Acquisition/ Rehabilitation	Small Families	Southeast San Diego	8	28	27	27			\$86,279				Oct-02	
Hawthorn II Apartments	Acquisition/ Rehabilitation	Small Families	Golden Hill Planning Area	3	14	13	9	4		\$405,916				Feb-99	
Heritage Apartments	New Construction	Small Families	Golden Hill Planning Area	3	19	18	14	4		\$494,450				Feb-00	
Hillside Gardens Apartments	Acquisition/ Rehabilitation	Small Families	Centre City	2	230	38		38		\$6,000,000				Sep-02	
Hillside Gardens Apartments	Acquisition/ Rehabilitation/ Preservation	Small Families	City Heights	7	380	95	95							1985	
Horton 4th	New Construction	Small Families	Centre City	2	66	51				\$3,663,000				Jun-05	
K Lofts	New Construction	Large Families	Greater Golden Hill Southeast	8	8	1	1						INCL & DB	Oct-05	
2467-69 1/2 K Street	Rehabilitation	Small Families	San Diego	8	3	3	3			\$55,000				Nov-05	
Las Flores Apartments (Lusk/Mira Mesa (Summerset Village))	New Construction	Small Families	University City	1	312	63	63							Oct-94	
Mariner's Cove	Land lease	Small Families	Point Loma Heights	2	500	200	200							Oct-06	
Market Street Square	New Construction	Small Families	Centre City	2	192	40	40			\$4,493,000				1986	
Maya Apartments	Acquisition/ Rehabilitation	Small Families	Mira Mesa	5	132	41	40	1		\$2,100,000				Jun-96	
Mirada at La Jolla Colony Apartments	New Construction	Small Families	University City	1	44	59	89							1987	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

Morona Vista 3071-81 Ocean View Blvd.	New Construction	Small Families	Linda Vista Southwest San Diego	6	184	18			18				\$5,500,000		INCL	Oct-06	
Palm Terrace Apartments	Rehabilitation/ Acquisition/ Rehabilitation	Small Families	Otay Mesa	8	5	5							\$121,000			Nov-05	
Parkway Manor Residency Centre Apartments	Acquisition/ Rehabilitation/ Acquisition/ Rehabilitation	Small Families	City Heights	8	60	45	12	33	15				\$2,079,740			Sep-99	
South 40th Street Apartments	Rehabilitation/ Acquisition/ Rehabilitation	Small Families	City Heights	3	20	19	19						\$440,970			Dec-97	
Sybarisone Court Apartments	Acquisition/ Rehabilitation	Small Families	City Heights	4	100	100	10	90						\$4,100,000		Aug-00	
Trojan Apartments University Canyon Apartments	Rehabilitation/ Acquisition/ Rehabilitation	Small Families	Southcrest	8	16	16	16						\$896,000			Apr-05	
Westview Home Apartments	New Construction/ Acquisition/ Rehabilitation	Small Families	SESD Plan District	4	15	14	14						\$412,200		DB	Jun-00	
Winona Apartments	Rehabilitation/ Acquisition/ Rehabilitation	Small Families	City Heights	7	17	16	16						\$778,500			Apr-03	
Density Bonus Land Use Incentive Subtotals	New Construction/ Rehabilitation	Small Families	College Eastern Area	7	53	52	35	17						\$1,144,817		Apr-99	
		Small Families	Linda Vista	6	120	120	120							\$3,490,300		Aug-85	
		Small Families	City Heights	3	6	6	6						\$288,448			Oct-99	
		Small Families	City Heights	7	14	14	14						\$181,753			Jul-98	
		Small and Large Families	Citywide	All	3,732	446	446	446	226	0	20,903,000	5,500,000	0	200,136,440		1983-2007	

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

SPECIAL PURPOSE HOUSING

Project Name	Project Type/ Acquisition/ Rehabilitation	Target Population/ Special Purpose	Community Area/ Precise Plan	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFA / Inclusionary / Density Bonus Pgtn	Month/Year Completed
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevel. Division	SEDC	Bonds
Abbott Street	Acquisition/ Rehabilitation	Special Purpose	Ocean Beach Precise Plan	2	10	10	10	10	Moderate >120%	\$318,500				Feb-98
Ariel House	Acquisition/ Rehabilitation	Special Purpose	College	7	1	1	11			\$175,860				Nov-97
Becky's House I	New Construction	Special Purpose	Confidential	6	9	9	9							Jan-00
Contez Hill Family Center	Adaptive Re-use	Homeless Special Purpose	Centre City	2	47	47	47			\$1,500,000				Dec-02
El Nido	Acquisition/ Rehabilitation	Special Purpose	City Heights	3	11	10	10			\$125,163				Jan-97
Harbor View Project (379 TH beds)*	Adaptive Re-use	Homeless Special Purpose	Bankers Hill	2	97	97	97			\$402,368	\$2,000,000			Aug-04
Jesus II House	Acquisition/ Rehabilitation	Special Purpose	College	7	1	1	6			\$27,050				Mar-94
La Posada Apartments	Lease	Special Purpose	San Ysidro	8	25	24	24			\$630,700				Jun-99
Leah Residence - Catholic Charities	New Construction	Mentally Ill	Centre City	2	24	23	23			\$927,500	\$1,844,000			Incl.
Marisol Apartments	Acquisition/ Rehabilitation	Special Purpose	Oceanside		22	21	21			\$249,748				Feb-97
Mercy Gardens, Inc.	Acquisition/ Rehabilitation	Special Purpose	Uptown	3	23	22	22			\$888,894				May-02
Parker-Kier Building	Lease	Special Purpose	West Park	2	34	33	33			\$1,800,000	\$700,000			Nov-98
Paseo Glenn Apartments	Acquisition/ Rehabilitation	Homeless	Mission Hills	2	14	13	12	1		\$591,881				Dec-04
SDYCS 35th Street	New Construction/ Rehabilitation	Special Purpose	Eastern Area Planning Committee	7	19	18	18			\$670,000				May-02
Reese Village	Acquisition/ Rehabilitation	Homeless	Hillcrest	2	5	5	5			\$500,000				Nov-98
Safe Havens	Demolition & New Construction	Special Purpose	Centre City East	2	19	18	17			\$374,350				Sep-99
SDYCS Hillcrest	Acquisition/ Rehabilitation	Homeless Youth	Normal Heights	3	8	7	7			\$413,000	\$1,116,887			Jan-07
Stepping Stone Central Recovery Center	Adaptive Re-use	Homeless	City Heights Area Planning Group	3	28	28	28			\$608,400				Jun-00
Sunburst Apartments	Acquisition/ Rehabilitation	Homeless Youth	Centre City Midway/Pacific Highway Community Plan	2	24	23	23			\$934,000	\$2,775,000			Nov-06
Take Wing	Acquisition/ Rehabilitation	Special Purpose	Highway	2	31	30	30			\$858,114	\$500,000			Sep-94
Veteran's Bridge	Acquisition/ Rehabilitation	Veterans	City Heights	3	16	15	15			\$126,356				Jun-96
Veterans Village Phase #1 (112 beds)	New Construction	Homeless	North Bay	2	112	112	112			\$757,000	\$675,000			Incl.
Vietnam Veterans	Adaptive Re-use	Homeless	Midway District	2	40	40	40			\$163,000	\$433,000			1982
Vista Hill Crisis Center	Demolition & Rehabilitation	Special Purpose	Centre City	2	7	7	7							
Vista Lane Courts	Acquisition/ Rehabilitation	Special Purpose	San Ysidro	8	40	40	40			\$335,320				Jul-91
Welcome Home	Acquisition/ Rehabilitation	Special Purpose	Valencia Park	4	8	8	8			\$239,800				May-00
Wilson Avenue Apartments	Acquisition	Special Purpose	City Heights	3	8	8	8			\$257,000				Dec-95
YWCA	Rehabilitation	Homeless	Centre City	2	59	59	59			\$30,774	\$1,755,046			1986

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

PUBLICLY-OWNED HOUSING

Address	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFU/A / Inclusionary Density Bonus Pgm	Month/Year Completed
							Very Low AMI	Low 51-80% AMI	Moderate AMI	SDHC	CCDC	City Redevel. Division	SEDC	
Public Housing Development #13	Acquisition	Families	Multiple	2-4-6-8	214	214								Jul-81
Public Housing Development #14	Acquisition	Elderly/ Seniors	Clairemont Mesa	6	162	162								Nov-83
Public Housing Development #15	New Construction	Families	City Heights	3	17	17								Jun-82
Public Housing Development #16	New Construction	Families	Linda Vista	6	11	11								Feb-83
Public Housing Development #17	New Construction	Families	City Heights	3	6	6								Dec-83
Public Housing Development #18	Acquisition	Elderly/ Seniors	Uptown	7	52	52								Aug-81
Public Housing Development #19	New Construction	Families	City Heights	3	9	9								Jan-85
Public Housing Development #20	New Construction	Families	City Heights	3, 7	14	14								Jun-84
Public Housing Development #21	New Construction	Families	City Heights	3	16	16								Feb-84
Public Housing Development #22	New Construction	Families	Otay Mesa/Nestor	8	20	20								Jul-83
Public Housing Development #23	New Construction	Families	Gateway	3	24	24								Jun-82
Public Housing Development #24	New Construction	Families	San Ysidro	8	24	24								Aug-85
Public Housing Development #25	New Construction	Families	San Ysidro	8	22	22								Sep-85
Public Housing Development #26	New Construction	Families	Multiple	4,6,8	11	11								Dec-82
Public Housing Development #27	New Construction	Families	Nestor	8	9	9								Jun-85
Public Housing Development #28	New Construction	Families	San Ysidro	8	66	66								Feb-84
Public Housing Development #29	New Construction	Families	Valencia Park	4	32	32								May-83
Public Housing Development #30	New Construction	Families	San Ysidro	8	19	19								Sep-85
Public Housing Development #31	New Construction	Families	Gateway	3	20	20								Jun-83
Public Housing Development #32	New Construction	Families	San Ysidro	8	24	24								Aug-85
Public Housing Development #33	New Construction	Families	Elderly/ Seniors	6	81	81								Nov-83
Public Housing Development #34	Acquisition	Elderly/ Seniors	Claremont Mesa	3	24	24								Feb-86
Public Housing Development #35	Acquisition	Elderly/ Seniors	University Heights	8	70	70								Mar-84
Public Housing Development #36	New Construction	Families	San Ysidro	1	50	50								Oct-85
Public Housing Development #37	New Construction	Families	University City	8	32	32								Jun-85
Public Housing Development #38	New Construction	Families	Nestor	2,8	11	11								Mar-81
Public Housing Development #39	New Construction	Families	Multiple											
Public Housing Development #40	New Construction	Families												
Public Housing Development #41	Acquisition	Families												
Development #43														

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY
CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
COMPLETED PROJECTS**

Address	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING				
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Relevel. Division	Bonds	NCFUA / Inclusionary / Density Bonus Pgm
Public Housing Development #44	New Construction	Families	Multiple	6.7	47	47								Sep-97
Public Housing Development #46	Acquisition	Families	Oak Park	4	7	7								Mar-91
Public Housing Development #47	New Construction	Families	Carmel Valley	1	45	45								Aug-95
Public Housing Development #48	New Construction	Families	Barrio Logan	8	5	5								Oct-93
Public Housing Development #49	Acquisition	Families	Multiple	3.7	38	38								Jun-99
Public Housing Development #50	Acquisition	Families	Mid City	3	42	42								Jun-99
Public Housing Development #55	Acquisition	Families	Multiple	2,3,6	64	64								Jun-99
Public Housing Development #57	Acquisition	Families	City Heights	7	8	8								Jan-94
Public Housing Development #58	Acquisition	Families	North Park	3	8	8								Jun-99
Public Housing Development #58	New Construction	Families	Chollas View	4	20	20								Jun-99
Public Housing Development #59	Acquisition	Families	Multiple	5, 8	24	24								Feb-93
Public Housing Development #60	Acquisition	Families	Normal Heights	3	8	8								Jan-74
Public Housing Development #63	Acquisition	Families	North Park	3	10	10								Jan-89
City-Owned Sites	Acquisition	Families	Multiple	1,2,8	10	10								Jun-80
State-Owned Sites Local	New Construction	Families/ Disabilities	Multiple	2,3,7,8	113	113								Apr-83
Via Las Cumbres	New Construction	Families	Linda Vista	6	120	120								Aug-82
				1,614	1,614	0	1,914	0	0	\$82,451,345	\$0	\$0	\$0	Jan-94
Subtotal														

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING					
							Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Relevel. Division	Bonds	Month/year Completed	
City Heights Rehab. of Existing Homes	Small Families	City Heights	Small Families	3	98	98	36	44	18	0	\$687,455			1/1/04 - 6/30/07	
Mt. Hope Redevelopment	Small Families	Southeast San Diego	Small Families	4	134	134	81	42	11	0	\$476,830				
Southcrest Redevelopment	Small Families	Southeast San Diego	Small Families	8	89	89	42	28	19	0	\$226,612			5/28/702 - 7/1/91 - 6/30/07	
Crossroads Redevelopment	Small Families	College	Small Families	4, 8, 7	20	20	8	10	2	0	\$128,937				
Linda Vista Redevelopment	Small Families	Linda Vista	Small Families	6	27	27	10	16	1	0	\$156,514			11/1/04 - 6/30/07	
Owner-Occupied Rehabilitation	Existing Homeowners	Citywide	All	4,669	4669	3274	1078	315	2	\$30,925,294	\$184,008		7/1/05 - 6/30/07		
				5,037	5,037	3,451	1,218	366	2	32,601,642	0	2,807,910	7/1/79 - 6/30/07		
Subtotal															
PUBLIC FINANCING															
GRAND TOTALS COMPLETIONS							Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Relevel. Division	Bonds
							32,026	22,718	9,093	9,916	3,346	405	\$71,016,677	\$27,629,928	\$10,142,108
														\$521,324,565	

ATTACHMENT 4

LIST OF PIPELINE AND POTENTIAL PROJECTS

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
PIPELINE PROJECTS**

FOR SALE HOUSING

PUBLIC FINANCING									
				INCOME LEVEL					
Project Name	Project Type	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate >120% AMI	SDHC
4168 44th Street	Target Population Condo Conversion	Small Families	City Heights	3	12				12
Bohemia (ka Sigsbee Row)	New Construction	Large Families	Bernie Logan	8	14	1		1	
Boston Village Centre Point	New Construction	Large Families	Southcrest Crossroads	8	9	1		1	
City Heights FTHB	Purchase Assistance	Small Families	Small & Large Families	7	312	47			
Chillas Creek Villas	New Construction	Large Families	City Heights Southeastern	3	24	4	15	5	
Creekside Villas	New Construction	Large Families	Camel Valley	1	89	9		9	
Downtown FTHB Program/Smart Corner FTHB	Purchase Assistance	Small Families	Centre City Uptown	2	11	11		11	
Fifth & Pennsylvania	New Construction	Small Families	Imperial	2	140	14		14	
Hilltop Drive & Euclid	New Construction	Large Families	Centre City	4	50	50		50	
Island and Market Centre - North *	New Construction	Small Families	North Park	2	164	33		33	
Renaissance at North Park	New Construction	Large Families	Scripps	3	14	14		14	
Scripps, Wisteria	New Construction	Large Families	Miramar Ranch	5	114	12		12	
Smart Corner	New Construction	Small Families	Centre City North Bay	2	299	25		25	
Stella at Five Points	New Construction	Small Families	North Bay	6	86	13		13	
The Boulevard at North Park	New Construction	Small Families	North Park Linda Vista	3	180	27		27	
Unit on the Hill	New Construction	Large Families	Linda Vista	6	588	30		30	
Vista Diego	New Construction	Small Families	Uptown	2	11	1		1	
Subtotals				2,148	329	4	15	268	42
						\$0	\$7,595,000	\$10,395,405	\$0
									\$0

RENTAL HOUSING

PUBLIC FINANCING									
				INCOME LEVEL					
Project Name	Project Type	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate >120% AMI	SDHC
Boulevard Apartments	Target Population Individuals	North Park	3	24	24				24
Studio Fifteen	New Construction	Individuals	Centre City	2	275	173	100	0	\$16,300,000
Subtotals				299	297	197	100	0	\$16,300,000
						\$0	\$16,300,000	\$0	\$2,400,000
									\$20,500,000
									\$20,500,000

HOUSING FOR INDIVIDUALS

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
PIPELINE PROJECTS**

SENIOR HOUSING

Project Name: 52nd & El Cajon Seniors											Public Financing			
Project Type	Target Population	Community Area	Council District	Income Level			SDHC	CCDC	City Redevelopment Division	Bonds	NCFUA / Inclusionary Density Bonus Pgm	Estimated Completion Date		
				Very Low AMI	Moderate AMI	>120% AMI								
New Construction	Elderly/ Seniors	City Heights	3	88	88	26	\$4,197,000						Jul-08	
Acquisition/ Rehabilitation	Elderly/ Seniors	North Park	3	67	66	66							Dec-07	
New Construction / Rehabilitation / Preservation	Elderly/ Seniors	City Heights	3	151	150	150							Sep-07	
Redwood Villas	Elderly/Seniors	Oak Park	4	92	90	34								
Subtotals				398	394	312	\$7,397,000	\$7,105,000	\$300,000	\$6,050,000	\$11,888,000			

HOUSING FOR LARGE FAMILIES

Public Financing										
Income Level										
Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low AMI	Low 51-80% AMI	Moderate >120%	City Redevelopment Division
Felt & Market (ka Ballpark Village)	New Construction	Large Families	Centre City	2	136	134	106	25	SDHC	CCDC
Affordable Rental	New Construction	Large Families	North Park	3	71	69	58	10	\$6700000	
Arbor Terrace	New Construction	Large Families	City Heights	7	69	67	42	25	\$6,176,365	
Auburn Park *	Acquisition/ Rehabilitation/ Preservation	Large Families	Nestor	8	91	90	49	41	\$4,426,000	\$12,421,531
Del Sol Apartments		Large Families	Linda Vista	5	23	3	3			
Fulton Street Apartments	New Construction	Large Families	Barrio Logan	8	42	42	31	11	\$3,634,000	
Gateway Family Apartments *	New Construction	Small & Large Families	Southeast San Diego	4	120	120	120		\$5,500,000	
La Entrada Family Apts	New Construction	Large Families	Barrio Logan	8	85	85	85		\$14,900,000	
La Jolla Crossroads	New Construction	Large Families	University City	1	600	140	35	105		
Parkside	New Construction	Large Families	Centre City	2	77	76	13	63	\$13,800,000	
Parkview Aero Court	New Construction	Large Families	Kearny Mesa	6	283	29	29			
Riverwalk Apartments	Demo/New Construction	Large Families	Otay Mesa-Nestor	8	50	49	35	14	\$2,981,567	
Verbenia Subsidies	New Construction	Large Families	San Ysidro	8	80	79	56	23	\$5,586,000 \$5,586,000	INCL INCL
				4720	500	500	300	100		
									\$4,191,917,457	\$4,191,917,457

卷之三

**COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
PIPELINE PROJECTS**

SPECIAL PURPOSE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary / Density Bonus Pym	Estimated Completion Date	
						Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevelopment Division		
Becky's House II	New Construction	Confidential		2	14	14				\$1,686,000			Incl	Dec-07
Townspeople	Acquisition/ Rehabilitation	City Heights		7	24	23				\$1,570,000				Jul-07
Veterans Village Phase 2* (112 beds)	Adaptive Reuse	North Bay		2	112	96	16			\$4,234,526				Dec-08
Subtotals				150	149	133	16	0	\$7,490,526	\$0	\$4,200,000	\$0	\$0	

OWNER-OCCUPIED REHABILITATION

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	INCOME LEVEL			PUBLIC FINANCING			City Redevelopment Division	SEDC
						Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC		
Linda Vista Rehabilitation Program	Rehab. of Existing Homes	Small & Large Families	Linda Vista	6	10	10	4	6					
Housing Enhancement Loan Program (HELP)	Rehab. of Existing Homes	Small & Large Families	Crossroads	7	7	7	3	4					
City Heights Rehabilitation Loan Program	Rehab. of Existing Homes	Small & Large Families	City Heights	3	78	78	30	48					
Subtotals				95	95	7	40	48	0	\$0	\$0	\$2,300,350	\$0

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	INCOME LEVEL			PUBLIC FINANCING			City Redevelopment Division	SEDC
						Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC		
GRAND TOTALS PIPELINE					4,822	2,247	1,132	652	421	\$29,305,083	\$74,110,355	\$25,181,755	\$0
													\$84,779,537

* Affordable Housing Program Notice of Funding Availability (NOFA)

COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCD/CRD/SEDC/SDHC THROUGH JUNE 2007
POTENTIAL PROJECTS

FOR SALE HOUSING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	INCOME LEVEL			PUBLIC FINANCING			NCFUA / Inclusionary Bonus Pgm
							Very Low AMI	Low 51-80% AMI	Moderate 81-120% AMI	SDHC	CCDC	City Redevelopment Division	
10th Avenue Apartments	Condo Conversion	Small Families	Uptown	3	51	3				3			INCL
10th Avenue Promenade	New Construction	Small Families	Centre City	2	117	117				117			INCL & DB
16th and G Gateway	New Construction	Small Families	Centre City	2	525	39				39			INCL
32nd Street Row Homes	New Construction	Small Families	Golden Hill	8	42	4				4			INCL & DB
4045 33rd Street	Condo Conversion	Small Families	City Heights	3	10	1				1			INCL
34th Street Row Homes	New Construction	Small Families	Southeastern	8	10	1				1			INCL
4219 35th Street	Condo Conversion	Small Families	City Heights	3	7	1				1			INCL
4215 45th Street	Condo Conversion	Small Families	City Heights	3	8	1				1			INCL
5559 61st Street TM	Condo Conversion	Small Families	Oak Park	8	7	1				1			INCL
2353 Albatross TM	Condo Conversion	Small Families	Uptown	2	24	3				3			INCL
850-840 Beyer Way	Condo Conversion	Small Families	Otay Mesa/Nestor	8	188	19				19			INCL
3265 "C" Street TM	Condo Conversion	Small Families	Golden Hill	8	62	1				1			INCL
9404 Carroll Canyon Road	Condo Conversion	Small Families	Mira Mesa	5	156	7				7			INCL
3010 Cowley Way	Condo Conversion	Small Families	Clairemont Mesa	6	70	3				3			INCL
3125 Cowley Way	Condo Conversion	Small Families	Clairemont Mesa	6	162	16				16			INCL
7240 El Cajon Blvd.	Condo Conversion	Small Families	College	7	28	3				3			INCL
4033 Florida Street	Condo Conversion	Small Families	North Park	3	10	1				1			INCL
780 & 720 West "G"	Condo Conversion	Small Families	Centre City	2	387	7				7			INCL
9555 Gold Coast Drive	Condo Conversion	Small Families	Mira Mesa	5	24	3				3			INCL
9669 Gold Coast Drive	Condo Conversion	Small Families	Mira Mesa	5	92	9				9			INCL
4776 Lamont Street	Condo Conversion	Small Families	Pacific Beach	2	20	2				2			INCL
4345-4355 McClinlock	Condo Conversion	Small Families	Mid City	3	21	2				2			INCL
3940 Oregon Street	Condo Conversion	Small Families	North Park	3	20	1				1			INCL
2161 Saipan	Condo Conversion	Small Families	Skyline-Paradise Hills	4	85	8				8			INCL
4555 Vandever	Condo Conversion	Small Families	Navajo	7	47	5				5			INCL
2525 Second Avenue *	New Construction	Small Families	Uptown	2	125	67				67		X	
NWC 43rd & Delta	New Construction	Small Families	Southcrest	4	14	14				14			
NEC 43rd & Newton	New Construction	Large Families	Southcrest	4	58	58				58			
47th & Market	New Construction	Large Families	Central Imperial	4	138								
Archstone at Jolla Valley	Condo Conversion	Small Families	University	1	296	6				6			INCL
Aztec Inn	New Construction	Large Families	Mission Valley	6	736	6				6			INCL
Citiplace	New Construction	Small Families	Crossroads	7	67	7				7			INCL
City Villas	Condo Conversion	Small Families	Centre City	2	70	3				3			INCL
COMM 22	New Construction	Large Families	Barrio Logan	8	17	17				17			INCL
Compass Pointe VTM	Condo Conversion	Large Families	Mira Mesa	5	169	4				4			INCL
Cypress Greens	New Construction	Small Families	Carmel Mountain Ranch	5	75	3				3			INCL
Deerwood	Condo Conversion	Large Families	Rancho Bernardo	5	316	32				32			INCL
Esperanza Townhomes	New Construction	Large Families	Encanto	4	29	3				3			INCL
Glenhaven TM	Condo Conversion	Small Families	Serra Mesa	6	50	5				5			INCL
Howard Avenue	New Construction	Small Families	San Ysidro	8	38	12				12			INCL & DB
Hunters Glen	Condo Conversion	Small Families	North Park	3	5	1				1			INCL

COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SEDC/SDHC THROUGH JUNE 2007
POTENTIAL PROJECTS

La Jolla Commons Library Tower	New Construction New Construction	Small Families Small Families	University Centre City	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
Milazzo Condominium Monaco Mondrian	Condo Conversion New Construction New Construction	Small Families Large Families Large Families	Rancho Penasquitos Centre City Centre City	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
Nestor Town Center Residences at Las Americas Riveria	Construction New Construction New Construction	Large Families Large Families Large Families	Otay Mesa Nestor San Ysidro Centre City	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
Trieste TM 301 University SWC Logan & 43rd Triangle	Condo Conversion New Construction New Construction	Small Families Large Families Small Families	University City Hillcrest Southcrest Centre City	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
Subtotals					7,935	842	4	0	790	30	\$0	\$55,300,000	\$0	\$552,000	\$0

RENTAL HOUSING

HOUSING FOR INDIVIDUALS

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
Market Street Village II (SRO Replacement)	New Construction	Individuals	Centre City	Council District	2	24	24	12	12						INCL
Paseo de Mission Hills	NC & Acq/Rehab	Individuals	Uptown	Council District	2	61	8	8	8						INCL & DB
The Paseo	New Construction	Students	College	Council District	7	461	118	24	47	47					
Wesley Student Housing*	New Construction	Students	College	Council District	7	56	55	28	27						
Subtotals					602	205	72	86	47	0	\$0	\$0	\$0	\$0	\$0

PUBLIC FINANCING

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
COMM 22	New Construction	Elderly/Seniors	Barrio Logan	Council District	8	70	70								INCL
Merrill Gardens	New Construction	Elderly/Seniors	Uptown	Council District	2	84	17	17	0						\$35,000,000
Subtotals					154	87	17	0	0	\$0	\$0	\$0	\$0	\$0	\$35,000,000

HOUSING FOR LARGE FAMILIES

Project Name	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51- 80% AMI	Moderate >120% AMI	SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	INCL & DB
10th and B Apts	New Construction	Large Families	Centre City	Council District	2	228	226	160	66						DB
Avenir Road Apartments Cedar Gateway	New Construction New Construction	Large Families Large Families	San Ysidro Centre City	Council District	2	60	60	44	10	6					INCL
CentraPoint at Grantville	New Construction	Large Families	Navajo	Council District	7	588	59	59							
COMM 22	New Construction	Large Families	Logan Heights	Council District	8	127	127								
El Padregal	New Construction	Large Families	San Ysidro	Council District	8	45	44	26	18						INCL
Golden Hill Center	New Construction	Large Families	Golden Hill	Council District	8	9	9	5	4						\$500,000
Housing Corridor on Imperial	New Construction	Large Families	Logan Heights	Council District	8	50	50								INCL & DB
Imperial & 25th	New Construction	Large Families	Sherman Heights	Council District	8	58	58	58							\$3,000,000

COMPREHENSIVE LIST OF AFFORDABLE HOUSING FINANCED BY CCDC/CRD/SDHC THROUGH JUNE 2007
POTENTIAL PROJECTS

Villa Nueva	Acf/Rehab/ Preservation	Large Families	San Ysidro	8	398	305	41	354	\$9,210,000	\$3,605,000	\$0	\$37,500,000	
Subtotals				1,575	1,029	380	512	10	0	\$9,210,000	\$3,627,500	\$0	\$37,500,000

HOUSING FOR SMALL FAMILIES

Project Name Los Vientos*	Project Type New Construction	Target Population Small Families	Community Area Barrio Logan	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	>120% AMI	INCOME LEVEL		NCFUA / Inclusionary / Density Bonus Pgm INCL			
											SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Subtotals					92	92	63	29	0	0	\$0	\$0	\$8,298,000	\$0	\$0	\$0

SPECIAL PURPOSE HOUSING

Project Name Hotel Metro Rehabilitation	Project Type Individuals	Target Population Centre City	Community Area Centre City	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	>120% AMI	INCOME LEVEL		NCFUA / Inclusionary / Density Bonus Pgm INCL			
											SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Subtotals					2	193	192	192			\$900,000					

Project Name Veterans Village Phase 3 Adaptive Re-use	Project Type Individuals	Target Population North Bay	Community Area North Bay	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	>120% AMI	INCOME LEVEL		NCFUA / Inclusionary / Density Bonus Pgm INCL			
											SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
Subtotals					2	24	TBD	TBD			\$0	\$0	\$300,000	\$0	\$0	\$0

Project Name GRAND TOTALS POTENTIAL	Project Type	Target Population	Community Area	Council District	Total Units	Restricted Units	Very Low 0-50% AMI	Low 51-80% AMI	Moderate 81-120% AMI	>120% AMI	INCOME LEVEL		NCFUA / Inclusionary / Density Bonus Pgm INCL			
											SDHC	CCDC	City Redevelopment Division	SEDC	Bonds	
GRAND TOTALS POTENTIAL					10,575	2,471	728	627	847	30	\$9,210,000	\$75,827,500	\$11,904,000	\$552,000	\$72,500,000	

* Applied Via Affordable Housing Program Notice of Funding Availability (NOFA)

ATTACHMENT 5

CITY OF SAN DIEGO AFFORDABLE HOUSING PROGRAMS

CITY OF SAN DIEGO AFFORDABLE HOUSING PROGRAMS

RENTAL HOUSING DEVELOPMENT PROGRAMS							FUNDING BY		
			HTF	INCL	HOME	REDEV	STATE		
New Rental Housing Production Program									
Scope:	Below-market interest rate, deferred payment junior mortgage and construction loan program to increase the stock of affordable rental units in the City of San Diego. Loans to be made to developments wherein at least 20 percent of the units are affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.		•	•	•		•		
Target Population	Very low- and low-income households								
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized or due and payable as a balloon payment or as residual receipts, due and payable at maturity. Loan may be originated as a construction loan and converted into long term financing.								
Affordable Housing Collaborative – Redevelopment Opportunity Fund			HTF	INCL	HOME	REDEV	STATE		
Scope:	Below-market interest rate, deferred payment junior loan program provides funds to leverage with traditional financing, tax credits, developer equity to produce affordable housing opportunities in the City of San Diego, including new rental and ownership units. Preference for Redevelopment Areas.				•				
Target Population	Very low-, low- and moderate-income households earning at/below 50%, 80%, or 120% of AMI.								
Loan Terms	Subject to loan policies of the Redevelopment Agency								
Existing Rental Housing Program: With and Without Rehabilitation			HTF	INCL	HOME	REDEV	STATE		
Scope	An acquisition/rehabilitation and refinancing program providing below-market-rate, deferred payment junior mortgages to increase or preserve the supply of affordable housing in the City of San Diego. Loans are made to owners of existing developments in return for (at least) 20 percent of the units being made affordable to households at or below 80 percent of median income. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.		•	•	•		•		
Target Population	Very low- and low-income households.								
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized or due and payable as a balloon payment or as residual receipts. Loan may be originated as a rehabilitation loan and converted into long term financing.								

		HTF	INCL	HOME	REDEV	STATE
Special Purpose Rental Housing	A loan and grant program for nonprofit developers of transitional housing and developers of permanent housing provided in conjunction with appropriate supportive services designed to maximize the ability of persons with disabilities to live independently. Loans and grants may be used for the development, acquisition or long-term leasing of housing facilities as well as improvements to existing facilities.	●	●	●	●	●
Target Population	Very low and low-income populations identified as needing permanent housing in a service-enhanced environment.					
Loan Terms	Maximum term to maturity is 55 years. Payment of loan principal and interest is due and payable as a residual receipts loan or as a balloon payment at maturity but may be forgiven upon extension of affordability requirements. Loan may be originated as a rehabilitation loan and converted into long term financing.					
Bridge Financing	A short-term loan program for developers of permanent multifamily rental housing to pay for property acquisition and construction.	HTF	INCL	HOME	REDEV	STATE
Scope						●
Target Population	Very-low and low-income households earning = 60% AMI.					
Loan Terms	Repayment of loan principal and three percent simple interest is due upon permanent financing.					
Land Banking	A land purchase program in which the Housing Commission purchases land for future affordable housing development. Future development can be accomplished either by the Housing Commission or private developers.	HTF	INCL	HOME	REDEV	STATE
Scope		●	●			
Target Population	Very-low and low-income households earning = 65% AMI for rental housing or median income households purchasing for-sale housing who earn = 100% AMI.					
Terms	"Banked" land may be leased, sold to an affordable housing developer, or developed by the Housing Commission.					

		HTF	INCL	HOME	REDEV	STATE
Balanced Communities Program	A grant program to increase the stock of affordable rental units in City of San Diego census tracts that have low-income concentrations below the citywide average of 41 percent. Qualifying developments must provide at least 10 percent of the units affordable to low-income households (rents and incomes = 65 percent of area median income). Required affordability levels will depend on actual funding sources used. Proposals with rents affordable to households with incomes at or below 50 percent of median family income will receive a preference.	●	●	●		●
Target Population	Low-income households earning = 65 % AMI.					
Terms	Grants of up to \$10,000 per affordable unit, maximum of \$1,000,000 per project. Grants may be used for acquisition, construction or permanent financing. Units shall be affordable for a period of 55 years.					
Multifamily Bond Program	The Housing Commission's Multifamily Bond Program offers below market financing to developers of multifamily rental projects that set aside a portion of the units in their projects as affordable housing. The interest income on the municipal bonds is exempt from income taxes. Activities eligible for financing include new construction, acquisition, and rehabilitation of projects located in the City of San Diego.					●
Scope	The bonds do not constitute a debt or liability of the City, the Housing Authority or the Housing Commission. The security for bond repayment is limited to specific private revenue sources, such as project revenues, guarantees by the credit provider, or the value of the projects themselves.					
Target Population	Projects must set aside at least 20% of the units for households earning at/below 50% AMI or set aside 10 percent of the units for households earning at/below 50% AMI AND set aside 30% of the units for households earning at/below 60% AMI.					
Terms	Units must be affordable for at least 55 years.					

LAND USE PROGRAMS – City of San Diego						
		HTF	INCL	HOME	REDEV	STATE
Inclusionary Housing	A local program authorized by City Ordinance in July 2003 that requires 10 percent of new residential development be affordable or the project may pay a fee in-lieu of providing the units. The Housing Commission is responsible for investing these in-lieu fees in accordance with the Inclusionary Housing Ordinance.					
Scope	Rental units must be affordable to households with incomes at/below 65 percent AMI. For-sale units must be affordable to households earning at/below 100 percent AMI.					
Target Population	Rental units must be affordable for at least 55 years. Affordable for-sale units have incentives to keep them affordable for 15 years or the household must repay the Housing Commission a percentage of the “initial subsidy” based on their length of ownership.					
Terms						
Inclusionary Housing – North City Future Urbanizing Area (NCFUA)	A local program authorized by the City in February 1995 that requires developments in the North City Future Urbanizing Area to set-aside no less than 20 percent of the units as affordable.					
Scope	Rental and For-Sale units must be affordable to households with incomes at/below 65 percent AMI.					
Target Population	Units must be affordable for at least 55 years.					
Terms						
Density Bonus	A land use program mandated by the State of California that grants increases in density (up to a maximum of 35 percent) above the underlying zoning in exchange for reserving a percentage of housing units for very low, low and moderate income or senior households.					
Scope	Rental units must be affordable to low-income (at/below 60 percent AMI) or very low-income (at/below 50 percent AMI). For-sale units must be affordable to moderate income households (earning at/below 120 percent AMI) with sales prices set at 35% of 110% of AMI. Senior units have no affordability requirements, but instead have age limitations.					
Target Population	Rental units must be affordable for at least 30 years. Affordable for-sale units must be affordable to households earning at/below 120 percent AMI. The Housing Commission administers the affordability provisions on behalf of the City. This tool has created 1,052 affordable units since program inception.					
Terms						

		HTF	INCL	HOME	REDEV	STATE
Coastal Affordable Housing Replacement	A land use program mandated by the State of California that requires the replacement of residential units occupied by low and moderate income households who are displaced due to the conversion or demolition of existing residential units within the Coastal Overlay Zone.					
Target Population	Low and moderate income households displaced due to the conversion or demolition of existing residential units within the Coastal Overlay Zone.					
Terms	Developers are required to provide affordable replacements units for a period of five years or pay an in-lieu fee to the Housing Commission. The Housing Commission uses these funds to provide replacements units on behalf of the developers. The Housing Commission requires 55 years of affordability for developments receiving this funding.					
Single Room Occupancy (SRO) Replacement	A local program authorized by the City of San Diego in December 1997 and amended by the State of California in 2003 that regulates the closure and replacement of residential hotels (a.k.a. Single Room Occupancy hotels) which received their Certificate of Occupancy prior to 1990. Applicants seeking to close an SRO hotel must replace each unit on a one-for-one basis and provide relocation assistance to each long term resident (90 calendar days) with two times the average monthly rent over the preceding 12 months. Applicants may choose to pay an in-lieu fee instead of providing replacement units. The Housing Commission is responsible for investing these in-lieu fees solely for the production or rehabilitation of SRO hotels or for the conversion of a non-residential hotel into an SRO.					
Target Population	Replacement units must rent to persons at or below 50% AMI.					
Terms	Replacement units must be restricted at affordable levels for 30 years.					
HOME OWNERSHIP PROGRAMS						
Shared Appreciation Loan Program / Condo Conversion 80% AMI Loan Program / CalHome Mortgage Assistance Program	HTF	INCL	HOME	REDEV	STATE	
Scope	Second trust deed loan programs for low-income first-time homebuyers that bridge the gap between what households earning 80 percent of median income or less can afford and the actual cost of acquiring a home. (Second trust deed not to exceed the lesser of 25 percent of the purchase price or appraised value. Loans using federal funds have maximum purchase price limits as established by HUD.)	●	●	●	●	
Target Population	Households earning less than 80 % AMI.					
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. The loan term is 30 years. When a property is sold or transferred, buyer must pay the Housing Commission a net share of the appreciation. At the end of 30 years, the shared appreciation provision is eliminated; however, the principal balance is due and payable.					

		HTF	INCL	HOME	REDEV	STATE
Deferred Second Loan Program 80% AMI						
Scope	A second trust deed loan program for low-income first-time homebuyers purchasing affordability-restricted units (e.g. inclusionary, density bonus), that bridges the gap between what households earning 80 percent of median income or less can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed 25 percent of the affordable purchase price. Loans using federal funds have maximum purchase price limits as established by HUD.)	●	●	●		
Target Population	Households earning less than 80 % AMI.					
Loan Terms	The loans are 3 percent interest and require no monthly payments of principal or interest. The loan term is 30 years. When a property is sold or transferred or at the end of the loan term, buyer must repay the Housing Commission the principal balance and all deferred interest.	●	●			
Deferred Second Loan Program 81-100% AMI						
Scope	A second trust deed loan program for median-income first-time homebuyers purchasing affordability-restricted units (e.g. inclusionary, density bonus), that bridges the gap between what households earning 81-100 percent of median income or less can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed 15 percent of the affordable purchase price.)	●	●			
Target Population	Households earning 81-100 % AMI.					
Loan Terms	The loans are 3 percent interest and require no monthly payments of principal or interest. The loan term is 30 years. When a property is sold or transferred or at the end of the loan term, buyer must repay the Housing Commission the principal balance and all deferred interest.					
Condo Conversion 100% AMI Loan Program						
Scope	A second trust deed loan program for tenants of rental units being converted to condominiums. Second trust deed not to exceed 15 percent of the purchase price.	●				
Target Population	Households earning 81 to 100 % AMI.					
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. The loan is due at the end of 30 years or upon resale; however, if the property is sold within the first 30 years, the appreciation in the property is shared with the Housing Commission.					
Downpayment/Closing Cost Assistance Program 80% AMI						
Scope	A revocable grant program for first-time homebuyers that pays up to six percent of the purchase price (not to exceed \$15,000) towards down payment and/or closing costs).	●				
Target Population	Households earning less than 80 % AMI.					
Grant Terms	Repayment of the grant, plus 5% interest is required if the home is sold or transferred within the first six years of ownership. Program is used with conventional loans.					

Downpayment/Closing Cost Assistance Program 100% AMI		HTF	INCL	HOME	REDEV	STATE
Scope	A revocable grant program for first-time homebuyers that pays up to four percent of the purchase price (not to exceed \$10,000) towards down payment and/or closing costs).		•			
Target Population	Households earning 81-100 % AMI.					
Grant Terms	Repayment of the grant, plus 5% interest is required if the home is sold or transferred within the first six years of ownership. Program is used with conventional loans.					
Centre City Development Corporation's Downtown First Time Homebuyer Program	A second trust deed loan program for moderate-income first time homebuyers that bridges the gap between what households earning 120% of AMI or less can afford and the actual cost of acquiring a home. (Second trust deed loans cannot exceed \$75,000. Maximum purchase price limits are formula based).	HTF	INCL	HOME	REDEV	STATE
Scope			•			
Target Population	Households earning 120% or less of AMI.					
Loan Terms	The loan term is 30-years at zero percent interest. Payments are deferred for the first 5 years, then buyer is to make level monthly principal payments beginning year six.	HTF	INCL	HOME	REDEV	STATE
'Home in the Heights' First Time Homebuyer Program	A silent second trust deed program for low- and moderate-income households purchasing a home for the first time within the City Heights Redevelopment Project Area				•	
Scope						
Target Population	Households earning 100% or less of AMI. Those eligible for the program must be either a resident within the City Heights Redevelopment Project Area or a City of San Diego employee, police officer, firefighter, teacher working within City Heights, employee from nonprofit organizations or public employee working within City Heights.					
Loan Terms	Loan amount between \$5,000 and \$30,000, not to exceed 20% of the purchase price of the home. Annual percentage is 6%. After 72 months, the amount of total interest due decreases by 14.3% per year, so that after 156 months the entire interest is forgiven. After ten years, principle decreases by 10% per year, so that after 20 years, entire principle is forgiven.					
	Borrower is required to provide a minimum down payment of 3% of the purchase price, affordability is defined as not required the resident to pay more than 30% of household income for monthly mortgage payments, first mortgage loan must for a 30-year term at fixed interest, eligible units are single family homes within the project area, unit must be owner occupied and will require recertification by the homeowner annually.					

First-Time Homebuyers: Acquisition with Rehabilitation		HTF	INCL	HOME	REDEV	STATE
Scope:	A silent second mortgage program for first-time homebuyers purchasing homes in need of rehabilitation or modernization. Second mortgage bridges the gap between what households earning less than 80 percent of median income can afford and the actual cost of acquiring and rehabilitating a home. After rehabilitated value of a single family residence cannot exceed \$454,100, nor \$375,250 for a condominium. All or part of the second mortgage is funded into a rehabilitation fund control. Funds may not be released from the fund control without authorization from the agency responsible for completion of rehabilitation (Nonprofit or Housing Commission).	•	•			
Target Population	Households earning less than 80 percent of median area income that meet other usual bank underwriting criteria for first mortgages.					
Loan Terms	Payment of principal and interest is deferred; due and payable at resale or maturity. Pre-approval from institutional lender required. Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.					
Limited Equity Cooperatives		HTF	INCL	HOME	REDEV	STATE
Scope:	An acquisition/new construction program for nonprofit corporations wishing to sponsor the creation of limited equity cooperatives and for limited equity cooperatives positioned to acquire or construct cooperative housing.	•				
Target Population	Households earning less than 80 % AMI; a minimum of 20 percent of the units must be affordable to households earning less than 50 % AMI. All initial and subsequent members of cooperatives developed with assistance from the Housing Trust Fund must be first-time homebuyers as defined in the Housing Trust Fund Ordinance.					
Loan Terms	Term to maturity is 55 years. Compliance with all applicable provisions of state law regarding limited equity housing cooperatives including Section 1.25 of California Condominium and Planned Development Practice as amended, Health and Safety Code Section 33007.5 and Business and Professions Code Section 1103.4. Resale restrictions that maintain affordability for subsequent buyers are required.					

Resident Ownership: Mobile Home Parks		HTF	INCL	HOME	REDEV	STATE
Scope	A "junior mortgage" program which bridges the gap between what a lower income mobile home coach owner can afford using normal bank underwriting criteria and the actual cost of acquiring the mobile home pad; A "land trust" program that bridges the gap between what mobile home coach owners can collectively afford and the actual cost of acquiring the mobile home park. A contingency of Housing Trust Fund financing is that land acquired with Housing Trust Fund assistance would be established as a trust for low-income coach owners or low-income housing.	• Or				
Target Population	Very low- and low-income residents of mobile home parks wherein over 66 percent of all park residents have expressed an interest in resident ownership.					
Loan Terms	Term to maturity is the earlier of 55 years or sale, conveyance, alienation or transfer of the property. Payment of principal and contingent interest is due and payable as a balloon payment at the end of the term or according to an amortization schedule. Loan funding depends on financial feasibility.					

REHABILITATION PROGRAMS						
		HTF	INCL	HOME	REDEV	STATE
Owner-Occupied Rehabilitation Program						
CITYWIDE PROGRAMS:						
Scope	<p>Below-market interest rate (BMR) rehabilitation loans for lower income homeowners (one to four units, owner-occupied) throughout San Diego.</p> <p>Current loan products include:</p> <ul style="list-style-type: none"> ➤ A one percent deferred (thirty year) loan for low-income (<80% AMI), owner-occupied units (payable upon sale, transfer, rental, or further encumbrance); or ➤ No-interest, fully deferred loans (maximum amount \$20,000) available to eradicate health and safety hazards for very low income owner-occupied (<60% AMI), one-unit properties. ➤ Lead paint reduction no-interest, fully deferred loans at \$5,000 per unit up to \$15,000 per multifamily property. <p>Target Population</p> <p>Low- and very low-income borrowers</p> <p>Loan Terms and Underwriting</p> <p>One percent loans have a maximum of \$35,000 for single unit properties and \$50,000 for 2-4 unit properties is established. At a minimum, terms should meet Housing Commission Rehabilitation Program standards.</p>	●	●			
SPECIAL TARGET AREA PROGRAMS:						
Scope	<p>Conditional Grants:</p> <ul style="list-style-type: none"> ➤ \$5,000 Exterior Enhancement Grant. 20% of principle forgivable per year over five years to 1- and 2-unit owner-occupants <100% AMI. ➤ \$5,000 Home Repair Grant. 20% of principle forgivable per year over five years to 1- and 2-unit owner occupants <80% AMI. <p>Deferred or Amortized loans:</p> <ul style="list-style-type: none"> ➤ Three percent loans up to \$35,000 fully deferred for 15 years, or if owner desires and qualifies for a zero interest, principal only payment loan for 15 years. <p>Target Population</p> <p>Low and Moderate income owner-occupants of 1- and 2-unit properties in the Mt. Hope and Southcrest Redevelopment Areas.</p>			●	●	

Owner-Occupied Rehabilitation Program (continued)							
Scope	Deferred Forgivable Loans:						STATE
Target Population							
Scope	Deferred Forgivable Loans:						
Target Population							
Scope	Deferred Forgivable Loans:						
Target Population							
Scope	Lead Paint Remediation Grant:						
Target Population							

➤ Three percent Exterior Enhancement Loan up to \$10,000. 20 percent of principal forgiven per year over 5 years.

➤ Three percent Home Repair Loan up to \$15,000. Repay 100% of principal plus 3% interest if sold within first five years. Beginning sixth year through tenth year 20 percent of principal forgiven per year.

Low and Moderate Income (<100% AMI) owner-occupants of 1- and 2-unit properties in City Heights Redevelopment Area.

Deferred Forgivable Loans:

➤ Three percent Housing Enhancement Loan Program ("H.E.L.P.") up to \$15,000. Repay 100% of principal plus 3% interest if sold within first seven years. Beginning eighth year through twelfth year 20% of principal forgiven each year.

Low and Moderate Income (<100% AMI) owner-occupants of 1- and 2-unit properties in Crossroads Redevelopment Area.

Deferred Forgivable Loans:

➤ Three percent Home Repair Loan up to \$10,000. Repay 100% of principal plus 3% interest if sold within first five years. Beginning sixth year through tenth year, 20 percent of principal forgiven per year.

Low and Moderate Income (<100% AMI) owner-occupants of properties in Linda Vista Community Plan Area.

Lead Paint Remediation Grant:

➤ Non-repayable grant up to \$15,000 for a Single Family Residence and up to \$7,500 per unit plus \$10,000 for common areas in multi-family property for the remediation of lead based paint hazards.

Low Income (<80% AMI) owner and tenant occupants of residential property citywide, constructed prior to 1979 and occupied or frequently visited by families with children under six years old.

Nonprofit Corporations: Owner-Occupied Rehabilitation		HTF	INCL	HOME	REDEV	STATE
Scope	A flexible program developed to allow nonprofit corporations to operate rehabilitation loan programs. Program provides funding for rehabilitation, administrative support and technical assistance. Levels of funding within eligible activities are established by proposals submitted by nonprofit corporations. Proposals must leverage other funding sources.	•				
Target Population	Very low and low-income homeowners either residing in substandard housing or desiring to acquire and rehabilitate substandard housing; nonprofit and community development corporations.					
Mobile Home Rehabilitation Loan Program		HTF	INCL	HOME	REDEV	STATE
Scope	A partially deferred no-interest rehabilitation loan program to allow low-income mobile home coach owners to reside in safe, sanitary, and decent housing. This program is currently dormant and has not been marketed since 1996. It will be used under special circumstances as directed by Council.	•				
Target Population	Owner-occupants of older mobile home coaches earning at or below 60 % AMI.					
Loan Terms	Mobile home owners are offered interest-free partially deferred loans up to a maximum of \$12,000 for rehabilitation or up to \$15,000 for purchase and rehabilitation of a replacement mobile home. Loans are due on sale, transfer of title, or fifteen years after the loan date. Minimum monthly payment is \$25.					
Mobile Home Repair Grant Program		HTF	INCL	HOME	REDEV	STATE
Scope	A small repair grant program to allow very low-income households permanently residing in mobile homes to address "health and safety" issues.	•				
Target Population	Very low-income (<60% AMI) owner-occupants of mobile homes within the City of San Diego.					
Grant Terms	A maximum of \$5,500.					
Accessibility Grant for Tenants with Disabilities		HTF	INCL	HOME	REDEV	STATE
Scope	A small grant program to rental tenants with disabilities to allow modifications or repairs to their rental unit to make it more accessible and improve their quality of living.	•				
Target Population	Very low-income (<60% AMI) renters with disabilities.					
Grant Terms	A one-time only non-repayable grant to a maximum of \$3,500 toward costs of material and labor for accessibility modifications.					

TRANSITIONAL HOUSING AND PERMANENT SUPPORTIVE HOUSING						
Operating Support Program						
		HTF	INCL	HOME	REDEV	STATE
Scope	A grant and loan program for nonprofit operators of transitional housing or permanent supportive housing. Grants and loans may be used for the leasing or operation of transitional housing and permanent supportive housing facilities as well as improvements to existing leased facilities. No more than 25 percent of grant funds may be used for administration and support services.	•				
Target Population	Very low-income homeless families and individuals who receive supportive services in a transitional housing or permanent supportive housing facility.					
Grant Terms	A maximum grant of \$20 per bed/night for Transitional Housing and a maximum annual grant of \$100,000 per project for Permanent Supportive Housing.					
NONPROFIT CAPACITY BUILDING PROGRAMS						
Project-Based Predevelopment Financial Assistance						
		HTF	INCL	HOME	REDEV	STATE
Scope	Predevelopment Financial Assistance includes the following:	•				
	<ol style="list-style-type: none"> 1. <u>Early Assistance Loans to Nonprofit Developers:</u> A maximum of \$15,000 is available for preliminary feasibility activities such as appraisal, site control, and Phase I environmental studies. Early Assistance loans can be considered for forgiveness if the project does not proceed 2. <u>Project Support Grants:</u> When the Early Assistance due diligence has been completed, funds may be available for paying predevelopment costs (staff and consultant or administrative expenses) for an identified project through a Project Support Grant. Minimum grant is \$10,000. 3. <u>Predevelopment Loans:</u> If approved, the Early Assistance Loan can be incorporated into a Predevelopment Loan to include additional predevelopment expenses, i.e., architectural, engineering, consultant and legal fees, site preparation, environmental assessments, purchase options, long-term escrow earnest money and project-specific professional housing development staff time. A Predevelopment Loan without Early Assistance may be appropriate in some cases. Typically, the Predevelopment Loan is repaid out of a project's permanent financing. Loan amount based on project's financial feasibility and available funding. 					
Target Population	Nonprofit corporations and limited equity cooperatives (unsecured loans), For-profit corporations (secured loans), whose express purpose is the development, acquisition, or rehabilitation of housing that will be predominately occupied by very low- and low-income households.					
Loan Underwriting	Proposals to be considered on an ongoing basis. Generally, applicants must: 1) have					

	been in existence for two years; 2) provide evidence of multi-year organizational ability or that principals have suitable experience to complete the project; 3) develop a feasible work program which identifies how the organization will reach its objective; 4) meet the Housing Commission Minimum Organization Standards for Nonprofit Loan Applicants; and 5) be expected to complete the project.						
Nonprofit Technical Assistance Program							
Scope	A technical assistance program that will assist nonprofit corporations and limited equity cooperatives in developing affordable housing. Program to provide "hands on" technical assistance in such areas as concept development, site assessment and acquisition, feasibility analysis, specification writing, bid packaging and review, permit procedures, construction oversight, grants and application preparation, and record keeping required by funding sources.		HTF	INCL	HOME	REDEV	STATE
Target Population	Nonprofit corporations and limited equity cooperatives with limited housing experience.		•				
Grant Terms	Grant is for the delivery of technical assistance services to nonprofit housing developers.						
MISCELLANEOUS PROGRAMS							
Targets of Opportunity		A program developed to allow the Board the flexibility to take advantage of opportunities for affordable housing that cannot be funded through other HTF programs.		HTF	INCL	HOME	REDEV
Scope		•					STATE
Target Population	Very low- and low-income households that will reside in housing made available through this program.						
Loan Terms	For acquisition, maximum term to maturity is 55 years. Payment of principal and interest due to be determined.						
Project-Based Rental Assistance Program							
Scope	A small rental assistance program for working households in non-impacted communities. The program utilizes Housing Trust Fund earnings and interest to lease units in existing buildings for an intermediate term. Units are then subleased to working households whose income is anticipated to increase as a result of job training. Enrollment in job training program to the point where the household may assume the master lease.		•				
Target Population	Households earning between 50 percent and 80 % AMI.						

Legend:

HTF: Housing Trust Fund
 INCL: Inclusionary Housing Fund
 HOME: HOME Investment Partnerships
 REDEV: Redevelopment Agencies
 STATE: State of California Housing & Community Development

ATTACHMENT 6

2007 AREA MEDIAN INCOME AND RENT CHART

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2007 SAN DIEGO MEDIAN INCOME: \$69,400

Note: The table contains income limits for extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	30% AMI (Adjusted by HUD)			Extremely Low Income 35% AMI (Adjusted by HUD)			40% AMI (Adjusted by HUD)			Very Low Income 50% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³ / "Low HOME" ³
		ONE	STUDIO	\$ 14,750	\$ 369	\$ 17,200	\$ 430	\$ 429	\$ 19,650	\$ 491	\$ 491	\$ 24,550	\$ 614
TWO	1-BR	\$ 16,850	\$ 421	\$ 19,650	\$ 491	\$ 480	\$ 22,500	\$ 563	\$ 526	\$ 28,100	\$ 703	\$ 658	
THREE	2-BR	\$ 18,950	\$ 474	\$ 22,100	\$ 553	\$ 553	\$ 25,300	\$ 633	\$ 632	\$ 31,600	\$ 790	\$ 790	
FOUR	3-BR	\$ 21,050	\$ 526	\$ 24,550	\$ 614	\$ 638	\$ 28,100	\$ 703	\$ 730	\$ 35,100	\$ 878	\$ 912	
FIVE	4-BR	\$ 22,750	\$ 569	\$ 26,500	\$ 663	\$ 712	\$ 30,350	\$ 759	\$ 814	\$ 37,900	\$ 948	\$ 1,017	
SIX	5-BR	\$ 24,400	\$ 610	\$ 28,500	\$ 713	\$ 786	\$ 32,600	\$ 815	\$ 898	\$ 40,700	\$ 1,018	\$ 1,123	
SEVEN	6-BR	\$ 26,100	\$ 653	\$ 30,450	\$ 761		\$ 34,850	\$ 871		\$ 43,500	\$ 1,088	\$ 1,228	
EIGHT		\$ 27,800		\$ 32,400			\$ 37,100			\$ 46,350			

Family Size	Unit Size	60% AMI (Adjusted by HUD)			65% AMI (Adjusted by HUD)			70% AMI (Adjusted by HUD)			Low Income 80% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³
		ONE	STUDIO	\$ 29,460	\$ 737	\$ 736	\$ 31,950	\$ 799	\$ 779	\$ 34,400	\$ 860	\$ 39,300	\$ 983
TWO	1-BR	\$ 33,720	\$ 843	\$ 789	\$ 36,500	\$ 913	\$ 836	\$ 39,300	\$ 983	\$ 44,900	\$ 1,123		
THREE	2-BR	\$ 37,920	\$ 948	\$ 948	\$ 41,100	\$ 1,028	\$ 1,006	\$ 44,250	\$ 1,106	\$ 50,550	\$ 1,264		
FOUR	3-BR	\$ 42,120	\$ 1,053	\$ 1,095	\$ 45,650	\$ 1,141	\$ 1,153	\$ 49,150	\$ 1,229	\$ 56,150	\$ 1,404		
FIVE	4-BR	\$ 45,480	\$ 1,137	\$ 1,221	\$ 49,300	\$ 1,233	\$ 1,266	\$ 53,100	\$ 1,328	\$ 60,650	\$ 1,516		
SIX	5-BR	\$ 48,840	\$ 1,221	\$ 1,347	\$ 52,950	\$ 1,324	\$ 1,379	\$ 57,000	\$ 1,425	\$ 65,150	\$ 1,629		
SEVEN	6-BR	\$ 52,200	\$ 1,305		\$ 56,600	\$ 1,415	\$ 1,492	\$ 60,950	\$ 1,524	\$ 69,650	\$ 1,741		
EIGHT		\$ 55,620			\$ 60,250			\$ 64,900					

Family Size	Unit Size	100% Area Median Income (No HUD adjustment)		120% AMI (No HUD adjustment)	
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
		ONE	STUDIO	\$ 48,600	\$ 1,215
TWO	1-BR	\$ 55,500	\$ 1,388	\$ 58,300	\$ 1,458
THREE	2-BR	\$ 62,450	\$ 1,561	\$ 66,650	\$ 1,666
FOUR	3-BR	\$ 69,400	\$ 1,735	\$ 74,950	\$ 1,874
FIVE	4-BR	\$ 74,950	\$ 1,874	\$ 83,300	\$ 2,083
SIX	5-BR	\$ 80,500	\$ 2,013	\$ 98,650	\$ 2,416
SEVEN	6-BR	\$ 86,050	\$ 2,151	\$ 103,300	\$ 2,583
EIGHT		\$ 91,600		\$ 109,950	

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.

2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.

3. For projects with multiple funding sources, use the lowest rents applicable. "Low HOME" and "High HOME" rents effective April 28, 2007

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development (HUD) very low income figures published March 20, 2007. HOME Rents effective April 28, 2007.